

# 24 TORRY ROAD, HUNTLY, AB54 8LE



**OFFERS AROUND**

**£110,000**

**HOME REPORT**

**VALUATION**

**£110,000**



**MurdochMcMath&Mitchell**  
Solicitors & Estate Agents

We are delighted to offer for sale this **SEMI DETACHED DWELLING HOUSE** within the Town of Huntly. The property offers spacious accommodation throughout. 24 Torry Road has an enclosed Rear Garden with Greenhouse and Shed. Viewing is highly recommended to appreciate the accommodation and location of the property.

Huntly is a long established and prosperous market town on the main A96 road approximately 39 miles from Aberdeen and 59 miles from Inverness. It is within easy commuting distance of Aberdeen, Inverness and Elgin and is on mainline rail and other public transport networks. Amenities include a Community Hospital, a choice of major Supermarkets and Sports and Leisure Facilities (including dining out, golf, fishing on the rivers Deveron and Bogie, bowling, cricket, football, swimming pool, skiing at the Nordic Ski Centre and many more). There is Primary and Secondary Education at the well regarded Gordon Schools. The town has a visible history with lovely traditional architecture, National Trust sites nearby and is a popular tourist centre during the summer months, giving easy access to the Grampians, Cairngorms, Royal Deeside, Strathdon and the Moray Firth.

**The Accommodation Comprises:**

24 Torry Road is entered through a partially glazed door into the **Entrance Hall**. To the left is the door into the Lounge and staircase straight ahead. Radiator.





**Lounge – 4.36m by 3.94m or thereby**

The Lounge has a large window to the front. Alcoves with cupboard below and display shelving above. Strip light. Electric fire. Glazed door leads into the Kitchen.



**Kitchen – Measuring 3.37m by 2.87m or thereby**

The Kitchen is fitted with wall and base units. Stainless steel sink with mixer tap and drainer. There is a large understairs cupboard housing the boiler and provides ample storage space. Radiator. Strip light. An archway leads to the Rear Vestibule. There is a large walk in cupboard with shelves. There are two further cupboards with shelving. Door leading out to the Rear Garden.





## Upper Floor

The carpeted staircase leads to the Upper Floor. Hatch to the loft. Window to the side.



## Shower Room – Measuring 2.10m by 1.83m or thereby

Modern Shower Room comprising W.C., wash hand basin with cupboard below and shower. Wet wall panels. Window to the rear. Heated towel rail.



**Bedroom One – Measuring 3.58m by 3.50m or thereby**

Bedroom One has a large window to the front. Built in cupboards to one side with shelves. Radiator. There is a large cupboard with a window to the front and internal glazed window.





**Bedroom Two – Measuring 3.71m by 2.85m or thereby**

Bedroom Two has a window to the rear. Radiator.



## Outside

### Front Garden

There is a gate leading from Torry Road up a path to the front door of number 24. To either side of the path are areas of lawn with a path leading up the side of the property.





## **Rear Garden**

There is a gate from the side of the property leading into the Rear Garden. Steps lead up to an area of lawn with a shed. Large area of chipped stones. Greenhouse.



## **FEATURES**

- **SEMI DETACHED DWELLING HOUSE**
- **TWO DOUBLE BEDROOMS**
- **LARGE ENCLOSED REAR GARDEN**
- **GAS FIRED CENTRAL HEATING**
- **WHITE GOODS ARE INCLUDED IN THE SALE**
- **VIEWING HIGHLY RECOMMENDED**

**Viewing:** By Arrangement with subscribers

**Price Guide:** Offers Around £110,000

**Entry:** By Mutual Arrangement

While the foregoing particulars are believed to be correct they are not guaranteed (and the measurements are for guidance only) and prospective offerers should satisfy themselves on all aspects concerning the subjects before offering. The Subscribers, as Agents for the Seller, may fix a closing date for offers in respect of which they will notify all parties who have noted an interest with the Subscribers. The Seller reserves the right to accept any offer prior to such closing date and no responsibility will be accepted for expenses incurred by prospective purchasers in the event that the property is previously sold let or withdrawn. The photographs appearing in this Schedule obviously show only certain parts and aspects of the property, which may have changed since taken. It should not be assumed that the property remains as displayed and no assumption should be made in respect of those parts, which are not shown in the photographs.

E. & O.E.

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